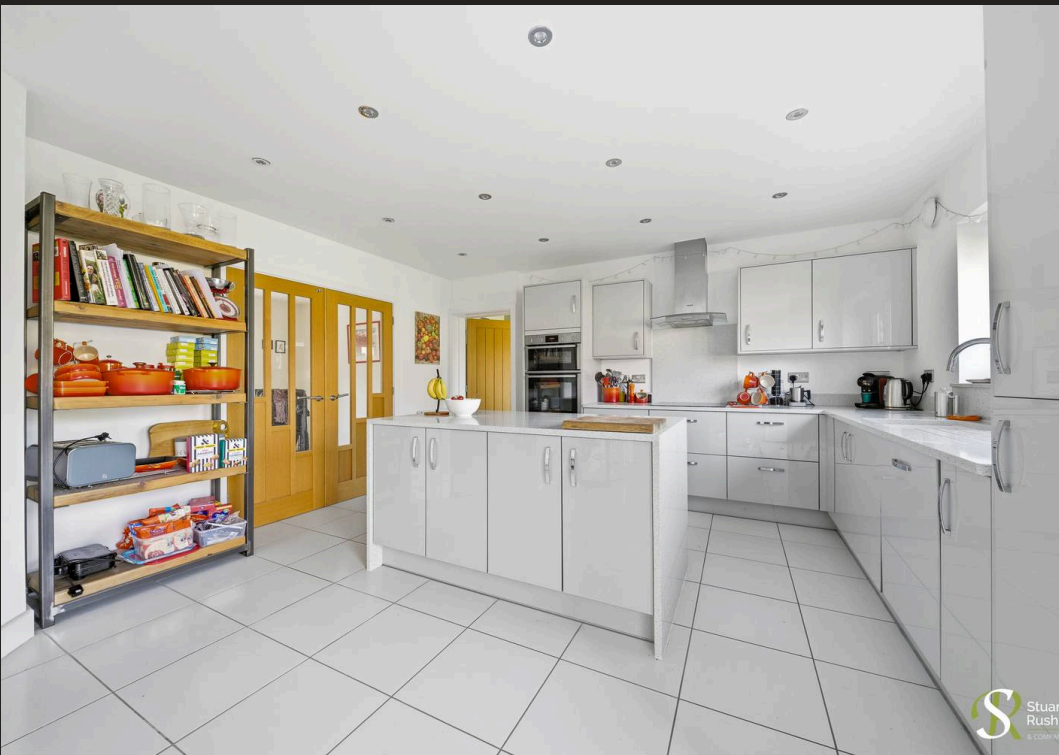




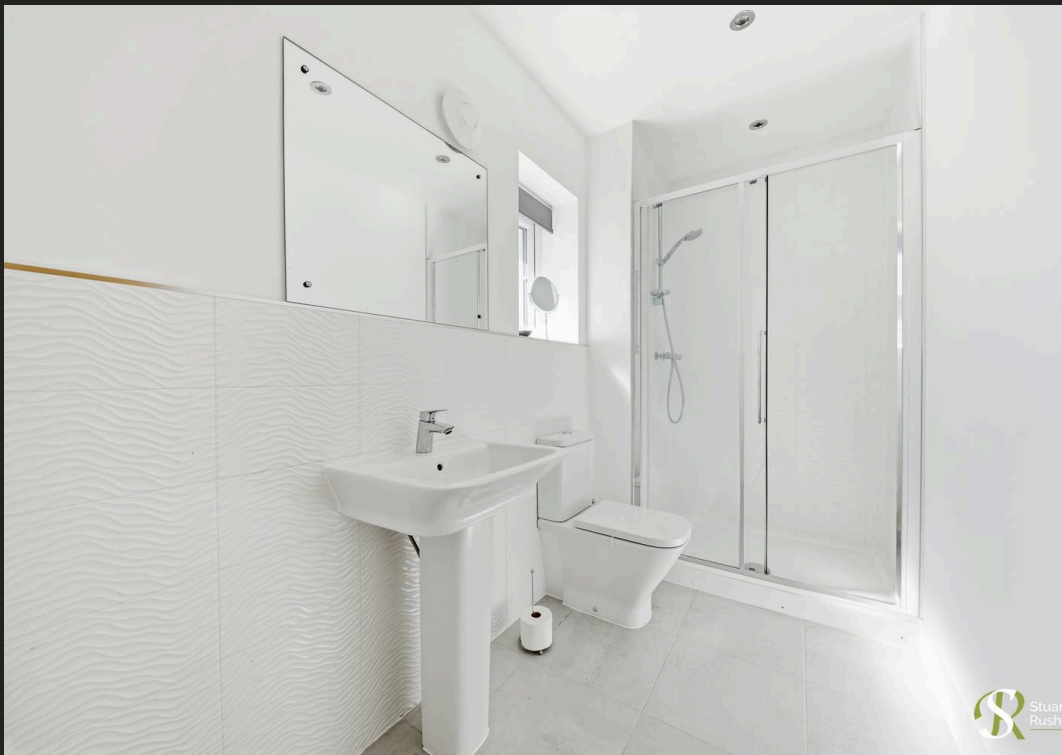
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1 Blackberry Gardens, Goostrey – CW4 8FU
£850,000









1 Blackberry Gardens

Goostrey

Exceptional 5-bed modern family home with multiple en suites, flexible living spaces, double garage, wrap-around gardens, and woodland views in a sought-after Goostrey cul-de-sac.

Council Tax band: G

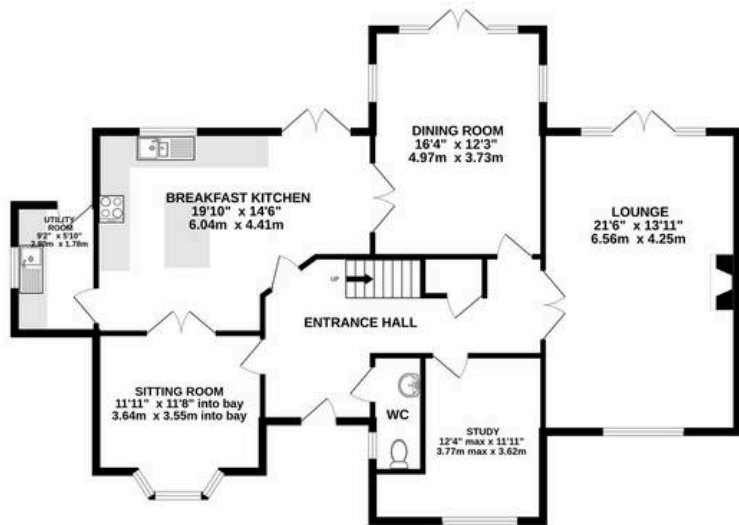
Tenure: Freehold

EPC Energy Efficiency Rating: C

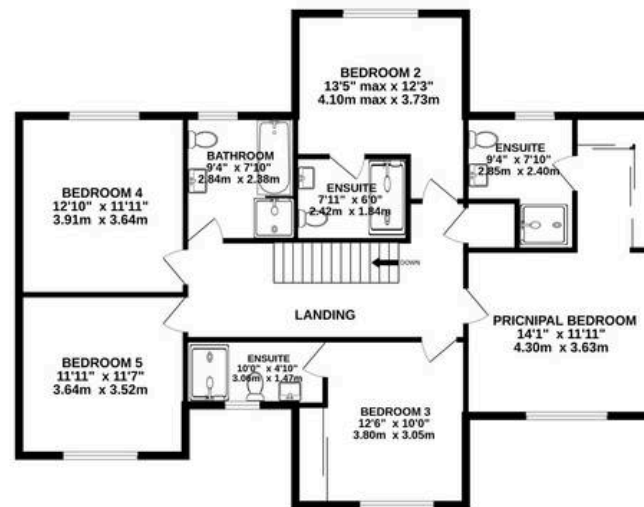
- Prime front-of-development position with attractive woodland views and a quiet cul-de-sac setting
- Spacious and versatile layout extending to approximately 2,550 sq ft, ideal for modern family living
- Impressive open-plan breakfast kitchen forming the heart of the home, perfect for everyday use and entertaining
- Multiple reception rooms including lounge, dining room, sitting room and study offering excellent flexibility
- Five well-proportioned bedrooms, including a superb principal suite with en suite facilities
- Additional en suites and family bathroom, ideal for larger families or guests
- Generous wrap-around gardens providing privacy, outdoor space and excellent potential for further landscaping
- Detached double garage with ample driveway parking, positioned conveniently adjacent to the property



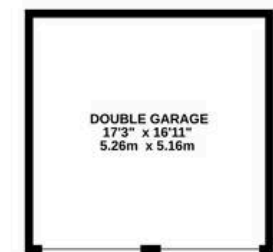
GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



1ST FLOOR
1186 sq.ft. (110.1 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 2719 sq.ft. (252.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



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